

**May 31, 2012 Minutes of
Bigfork Land Use Advisory Committee
Bethany Lutheran Church
DRAFT**

Committee members present: John Bourquin, Paul Guerrant, Shelley Gonzales, Susan Johnson, and 38 members of the public.

Vice Chairman Guerrant called the meeting to order at 4:07p.m.

The Agenda was adopted as presented (m/sc Bourquin/Gonzlaes)-unanimous.

Minutes of the April 26, 2012 meeting were approved as submitted (m/sc Gonzales/Boruquin)-unanimous.

ADMINISTRATOR'S REPORT:

- A. Sign-in Sheet:** Reminder to the public of the availability of BLUAC minutes through email and BSC website bigforksteering.org/. Agendas are posted on the Flathead County Planning Office website flathead.mt.gov/
- B. Status of pending applications:** FPPUD-12-01 Abandonment of the PUD was approved unanimously by the Planning Board, as presented. FPP12-01 Eagle Rock Subdivision II was approved unanimously by the Planning Board, as presented.

PUBLIC COMMENT:

None

APPLICATIONS:

- A. A request by the Roman Catholic Bishop of Helena for approval of Rising Mountains Assisted Living of Bigfork Planned Unit Development (PUD), a residential PUD located within the Bigfork SAG-5 (Suburban Agricultural) Zoning District. The PUD is intended to establish a Class 3 Community Residential Facility as a permitted use on the property, and the facility would be accessed from Coverdell Road and served by the public water and sewer services of the Bigfork Water and Sewer District. The PUD would be situated on 5.25 acres of land in the south-eastern corner of the subject property located at 195 Coverdell Road and legally described as Parcel A, of Certificate of Survey No. 12910, located in the Northwest Quarter of Section 13, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana.

Staff:

Alex Hogle:

Staff report FPPUD-12-01 was presented in its entirety. The report included six Findings of Facts and six Conditions of Approval.

Two emails regarding this request had been received by Chairman Gonzales and they were forwarded to Alex Hogel and the applicant's technical representative Mike Fraser prior to the meeting.

Applicant:

Mike Fraser:

Presenting on behalf of applicants Bill and Charlene Dale, Fraser stated that the PUD removes all other conditional uses on the property as stated in SAG-5 zoning. Bigfork Water and Sewer will annex the project into their district. The facility will have a fire control sprinkler system, Class 5 construction and have low visual impact.

Guerrant: Question about traffic use. **A: Fraser:** Staff reports states 127 additional trips per day based upon 36 tenants. Calculation is based on ITE Trip Generation Manual 8th addition and does not take into account deliveries to the facility. It is likely there would be less traffic than calculated.

Bourquin: Question on Class 3 facility providing medical care. **A: Fraser:** Tenants must be ambulatory. No medical care is provided. The DEQ will need to license the facility.

Gonzales: Question regarding moving the facility further north on the property to reduce visual impact from Coverdell Road. **A: Fraser:** The building is approximately 140 feet off the road. The north end of the property has a drop off so the building could not be moved any significant distance. There will be landscaping at the entrance of the facility to soften the visual impact.

Gonzales: Referring to the email from the adjacent property owner Johnson, for the minutes, I hope you have considered that there will be dust and odors from the adjacent agricultural uses.

Applicant:

Bill Dale: Mr. Dale stated that he and his wife are experienced care facility developers having developed Prestige Assisted Living in Kalispell and The Springs in Whitefish. They have spent 2 years looking for a location to develop in Bigfork. He also stated that traffic to the facility would likely increase during holidays.

Bourquin: Question regarding Assisted Living services. **A: Dale:** Medication is not dispensed but staff assists tenants in taking their own medications, assists with personal hygiene and dressing. There are licensed nurses on staff.

Gonzales: Question regarding ownership of land and building. **A: Dale:** He will be purchase the land from the Catholic Church and he will own the building and operate the business.

Public Comment:

Douglas Smith: Stated that he has been a dental care provider and volunteers with Bigfork Fire/Ambulance. He supports the project and that it will benefit Bigfork and its residents.

Charlene Dale (applicant): Stated that the facility will provide “supportive care” which is personal care, meals and socialization. Staff will assist tenants with taking their medication, not administering medication.

Dan Mitchell: Stated that his mother-in-law is a resident of Prestige Assisted Living and that it is an excellent facility. However there is too much travel time to Kalispell. He is in favor of the project.

Sally Proctor: Stated that this is a high density development that is uncharacteristic of the area. It is like an apartment building. Clarification was given by Mike Fraser that the proposed dining room is 30 feet from the property line and the majority of the building is 60 feet from the property line that abuts the Proctor’s driveway to the east.

Guerrant: Can there be additional screening on the east side of the building? **A: Dale:** Yes, additional screening can be provided to accommodate the adjacent landowners.

Johnson: Will there be a provision for helicopter service to the facility? **A: Dale:** Not planned for as transport to Kalispell is as quick as ALERT service.

Douglas Smith: Stated that ALERT can land in open spaces and the Church parking lot would work if it was needed.

Nina Anderson: Stated that she is a property owner directly south of the proposed facility and that it is a very nice project.

Jim Losee: Question to applicant, should there be a traffic light at Coverdell and highway 35? **A: Fraser:** There has been no adverse comment from public works.

Lynn Antill: Stated that this is a positive project.

Tom Brown: Stated that his parents had to leave Bigfork as there was no local assisted living. There is a serious need for this facility and he supports the project.

Harry Hyatt: Stated that there is more daily traffic to the Church then would likely come to the facility. This facility would be fantastic for the community.

Jim Hadwin: Stated that he would like to see a facility closer to Bigfork.

PUBLIC AGENCIES:

None

BLUAC:

Committee comments were overwhelmingly in favor of the project.

Gonzales moved to recommend approval of the application, Johnson second: Unanimous.

The Planning Board will hear the application on Wednesday June 13, 2012, at 6pm at the Earl Bennett Building in Kalispell.

OLD BUSINESS:

A. None

NEW BUSINESS:

A. Appointments:

There were no applications for the open committee seat vacated by John Righetti. There were no applications for the position of secretary.

Meeting was adjourned at 5:30 p.m.

Shelley Gonzales

BLUAC Chairman/Acting Secretary